



**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
Monday, February 8, 2016**

**Present:**

Mayor Brandt  
Trustee Grujanac  
Trustee McDonough  
Trustee Leider (Left at 10:51 p.m.)  
Village Attorney Simon  
~~Chief of Police Kinsey~~  
Public Works Director Woodbury  
(left at 9:50 p.m.)

Trustee Feldman  
Trustee Hancock  
Trustee Servi  
~~Village Clerk Mastandrea~~  
Village Manager Burke  
Finance Director/Treasurer Peterson  
Community & Economic Development  
Director McNellis

**ROLL CALL**

Mayor Brandt called the meeting to order at 7:05 p.m. and Village Manager Burke called the Roll.

**2.0 APPROVAL OF MINUTES**

**2.1 Acceptance of the January 25, 2016 Committee of the Whole Minutes**

The minutes of the January 25, 2016 Committee of the Whole Meeting were approved as submitted.

**3.0 ITEMS OF GENERAL BUSINESS**

**3.1 Planning, Zoning and Land Use**

**3.11 Consideration of Architectural Review Board recommendation regarding a Wall Signage Plan for the Tri-State International Office Center to permit wall signs at specific dimensions and locations (CDW LLC / GA Tri-State Office Park LLC)**

**3.12 Public Hearing: regarding a Major Amendment to Ordinance No. 03-1829-06 (amending the Tri-State International Office Center Planned Unit Development) to permit a revised comprehensive signage plan with Sign Code exceptions pertaining to sign face height, logo height and coverage of window or architectural features related to wall signs on primary structures in the Tri-State International Office Center (CDW LLC / GA Tri-State Office Park LLC)**

Mayor Brandt opened up Items 3.11 and 3.12 together.

Mayor Brandt recessed the Committee of the whole meeting and opened the Public Hearing regarding a Major Amendment to Ordinance No. 03-1829-06 (amending the Tri-State International Office Center

Planned Unit Development) to permit a revised comprehensive signage plan with Sign Code exceptions pertaining to sign face height, logo height and coverage of window or architectural features related to wall signs on primary structures in the Tri-State International Office Center.

Mayor Brandt provided procedures for the Public Hearing.

Community & Economic Development Director McNellis summarized the requests related to signage at Tri-State International Office Center. Community & Economic Development Director McNellis noted the Architectural Review Board (ARB) completed a design review of the requests and did not reach a consensus for approval on the CDW signage request for signage on their new parking deck. The ARB made three separate recommendations which were noted and are included in the packets. Community & Economic Development Director McNellis noted since the parking deck sign was denied by the ARB; if the Board wants to support the sign there would need to be a favorable vote of 5 Board members when a vote is taken. Community & Economic Development Director McNellis noted there is another amendment necessary for building signage, since signs which project above the roofline are not permitted in the PUD Ordinance.

Mayor Brandt swore in Ms. Melissa Speers representing CDW and Edward Garnett of Garnett Architects, representing CDW.

Ms. Speers thanked the Board for the opportunity to present and stated CDW is happy to be a part of the Lincolnshire Community. Ms. Speers provided brief comments related to CDW's signage requests. Ms. Speers stated a mock-up was put up on the new parking deck so the Village Board could view and get a sense of the size and scale of the proposed sign in relation to the building scale.

Mr. Garnett provided a presentation regarding CDW's signage requests.

Mayor Brandt entered the Findings of Fact from the presentation into the record.

Trustees Hancock, McDonough and Feldman noted they are in favor of the CDW signs presented.

Mayor Brandt swore in Morton Zelman, resident at 17 Summerset, Lincolnshire. Mr. Zelman noted currently there is a sign on the glass wall and asked how the proposed sign compared to the mock up sign installed on the glass recently. Mr. Garnett stated the signs were the same size; the proposal would simply be to change the location of the sign. The sign company could not install the sign mock up in the exact location on the glass of the proposed sign. Mr. Zelman asked if the modifications to the sign requirements would be limited to the sides of the building on the highway side. Community & Economic Development Director McNellis stated the request is for tollway facing only signage.

Mayor Brandt adjourned the Public Hearing and reconvened the Committee of the Whole meeting at 7:22 p.m.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

Village Attorney Simon asked if the consensus of the Board included the dimensions of the signs in the request. The Board confirmed the consensus included the dimensions.

- 3.13 Consideration of a Zoning Board recommendation regarding Rezoning from R1 Single-Family Residence Zoning District to B1 Retail Business Zoning District for a school parking lot at the northwest corner of Half Day school located at 239 Olde Half Day Road (Lincolnshire – Prairie View School District 103)**
- 3.14 Consideration of Zoning Board and Architectural Review Board recommendations regarding a Special Use Permit to ratify operation of a public school with zoning exceptions and including a proposed 24,500 square foot building addition, and related design plans for Half Day school located at 239 Olde Half Day Road (Lincolnshire – Prairie View School District 103)**

Mayor Brandt opened up items 3.13 and 3.14 together.

Community & Economic Development Director McNellis provided a summary of the Zoning Board and ARB recommendations related to the requests for Half Day School.

Mr. Dave Gassen, Senior Project Architect with Wight & Company representing School District 103 provided a brief overview of the proposed rezoning of the parking lot and building addition for Half Day School.

Mr. Don Matthews, Civil Engineer with Gewalt Hamilton Engineers, representing School District 103, provided information regarding storm water management relative to the proposed Half Day School project. Mr. Matthews noted since impervious surface is proposed to increase, detention will be required, and the proposal includes a plan to build a detention basin on the site.

Mr. Gassen introduced Mr. Dan Brinkman from Gewalt Hamilton Engineers to address the traffic study performed on the site. Mr. Brinkman provided information relative to a comprehensive traffic and parking study for the proposed expansion which included proposed bus drop-off and pick-up at the school. The new plan has the exact same number of parking spaces as what is currently found on the site. Mr. Brinkman noted they will work with staff regarding a crosswalk connection between the school site and library parking lot.

Trustee Feldman asked how many days the traffic was evaluated. Mr. Brinkman stated traffic counts took place one morning, one afternoon and a few more various times in mid-November.

Trustee Grujanac asked if cars would queue up two deep in the parking lot. Mr. Brinkman stated the traffic flow could be two deep if needed. Trustee Grujanac asked if overflow parking would be in the library. Mr. Brinkman highlighted areas of parking which would be similar to what it is now, and overflow parking could be accommodated at the library. Trustee Servi asked how the queue of parking would be marked. Mr. Brinkman stated a staff person is currently moving traffic at drop-off and pick-up times, and there will be additional signage and they will educate parents once the change occurs. Trustee Feldman asked if the cars are two-deep at pick-up time does that mean the cars parked in the spaces will not be able to pull out until the drop-off/pick-up lane clears. Mr. Brinkman confirmed the cars parked two-deep would block the cars in the parking lot, and he would assume people picking up or dropping off would let the cars in the flow of traffic. Mayor Brandt stated the school is landlocked and there is not a lot of room for parking options.

Trustee Grujanac asked where the crosswalk was being considered. Community & Economic Development Director McNellis stated staff has met with the engineers at the site to discuss the location of the crosswalk, but it is still unclear on which side of Indian Creek Road it should be located. Community & Economic Development Director McNellis noted there is a pole and some sight issues on the west side of Indian Creek Road. Staff will need to work with the Illinois Department of Transportation (IDOT) on the crosswalk location. Public Works Director Woodbury noted that when meeting with the Principal of Half Day School, the desire of the crosswalk location is on the east side of Indian Creek. Trustee Grujanac asked if they could put markings on the road and a light for safety. Public Works Director Woodbury noted the desire is to have it be similar to other pedestrian crossings with a push button signal. Trustee Leider stated since the crosswalk is being considered at this location, he suggested looking into one at Riverwoods Road which could improve pedestrian safety to Daniel-Wright Junior High School.

Mr. Gassen provided additional information related to the proposed Half Day School project regarding landscaping, roof plan, elevations, and materials.

Trustee Grujanac asked if the planting material around the detention basin would be dense enough to dissuade a child from entering. Mr. Gassen stated the plant material around the detention basin will be a wetland style mix of plants that will be a few feet tall and enough to deter the students from going into the basin. Community & Economic Development Director McNellis noted the wet bottom portion of the basin is towards the west end and furthest from the playground. Trustee

Grujanac asked if there was going to be a fence around the detention area. Mr. Gassen stated there is no fence proposed. Mr. Hancock asked if they did not feel the fence was necessary. Mr. Gassen stated their experience with wetlands is generally a fence will not dissuade entrance but create a maintenance problem. In most cases wetlands are located remotely on a site and the landscaping installed around them is enough to be a deterrent.

Trustee Feldman asked if the addition will accommodate grades 3 – 5 and asked if there is room for future growth. Mr. Gassen stated the addition is to merely address 5<sup>th</sup> grade moving to Half Day School. There are some additional spaces being added as part of the addition to try and alleviate some of the current problems, but is not intended to allow for a major expansion.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

**3.15 Consideration of Zoning Board and Architectural Review Board recommendations regarding a Special Use Permit to ratify operation of a public school with zoning exceptions and including a proposed 14,000 square foot building addition, and related design plans for Laura B. Sprague Elementary School, located at 2425 Riverwoods Road (Lincolnshire – Prairie View School District 103)**

Community & Economic Development Director McNellis provided a summary of the Zoning Board and Architectural Review Board recommendations regarding a Special Use Permit and proposed addition for Laura B. Sprague Elementary School. Community & Economic Development Director McNellis noted as a result of the Zoning Board recommendation, a meeting took place between the school and the residents to resolve some issues such as lighting and garbage enclosures. Community & Economic Development Director McNellis noted Village Manager Burke and staff will be meeting with the contractor for the development on Wednesday afternoon to discuss construction regulations and construction site management issues.

Mayor Brandt noted the Board has received email concerns from residents in the area. Mayor Brandt has asked staff to see what the Village could do to partner with the school to make this a better situation for the residents. Mayor Brandt stated she will work with Village Attorney Simon and the Board to see if they could offer the allowance of taller fences in the area as relief to some of the residents. Mayor Brandt stated staff is looking at spending some money from the tree bank to offer residents in the school area affected by the addition.

Mr. Dave Gassen, Senior Project Architect with Wight & Company representing School District 103 provided a an overview of the proposed zoning exceptions and building addition for Laura B. Sprague School.

Mr. Don Matthews, Civil Engineer with Gewalt Hamilton Engineers, representing School District 103 provided information related to storm water impacts for the proposed project.

Trustee Hancock noted information provided states there will be no additional detention added and asked if there is going to be a drainage study. Mr. Matthews stated they did an engineering analysis of how the site is draining now and what the addition will do to the surrounding neighbors. Trustee Hancock asked Community & Economic Development Director McNellis if he is in agreement that an analysis is the same as a study. Community & Economic Development Director McNellis stated staff would only ask for a drainage study if the engineer indicated something with the proposal could create water problems; the project would change the flow of the water or there is already an area where problems exist. Community & Economic Development Director McNellis stated in this case, the drainage flows west and does not affect neighbors on the north who are not in the area of the addition. Staff would not normally ask for anything other than preliminary engineering, which has been provided and reviewed by our consultant, and who has agreed drainage will flow the same way it does currently. Community & Economic Development Director McNellis stated final engineering will need to be obtained with the permit from the Stormwater Management Commission but not conceptually at this preliminary level. Trustee Hancock asked what the difference is between an analysis and a study. Mr. Matthews noted when providing for detention for a site, models need to be provided showing how much rain is falling, how much water is flowing into the pond, how much is being released, and how much is being attenuated; this is a drainage study. Mr. Matthews stated an analysis is a more simplified approach of showing how things flow. The proposal will not change any of the conditions which would adversely impact the neighbors. Trustee Hancock noted one of the neighbors' concerns was that no study has been done in the past when the gymnasium was added, or when further additions have gone on, and there has been a drainage issue as a result. Mr. Matthews stated if the school would like them to look at the entire site to see if there are other issues they could do that, but the location of the proposed addition will have no adverse effect on the surrounding properties. Mr. Matthews added they will still need to obtain a Watershed Development Permit from Lake County in the process of the proposed project.

Trustee McDonough asked if the parking lot to the south would be torn up. Mr. Matthews stated the parking lot would be repaired only to the extent of it being damaged as a result of installing new improvements. Trustee McDonough asked for confirmation that the elevation of the parking lot would not change. Mr. Matthews confirmed the elevation of the parking lot in question would not change. Trustee McDonough asked if the engineers on the project were able to estimate in the drainage analysis flow of drainage will continue to go to the west, to the existing drainage ditch; not cross over the parking lot and change

direction to the south, and if so, how did the analysis determine this. Mr. Matthews provided information and direction related to the flow of water on the site. Trustee McDonough asked if the current drainage problems in the yards to the south would be from the parking lot. Mr. Matthews stated he was not aware of any drainage problems on the south side but if in fact there are problems, the parking lot on the south side could be contributing to this. Mr. Matthews stated the parking lot in questions is not being improved as part of the proposed project. Trustee Hancock asked if they considered adding drainage in the south parking lot. Mr. Matthews noted the direction of the current flow of drainage is to the south side of the path, then to a wooded grove on the site. A brief conversation regarding drainage in the south parking lot and possibilities for improvements to the parking area in the south followed. Trustee McDonough noted the desire of the Board was to keep the water from Sprague at Sprague school and not flowing into the adjacent residential properties.

It was the consensus of the Board for the engineers to look into ways to improve the current drainage issues as part of the proposed project. Mr. Matthews stated he is confident nothing in the current proposal would adversely affect the current drainage, but they could look into how they could improve the current issues. Mr. Gassen noted they are not familiar with what the current problems are, and have not developed options to solve the problems. Trustee McDonough suggested this be looked into as part of the proposed project. Mr. Gassen noted the parking lot in question would not be worked on as part of the project other than some minor repairs if it is damaged during construction, and noted concern that there could possibly be bigger issues that are not related to the proposed project. Trustee Hancock suggested the engineers investigate the current drainage issues as part of the project.

Ms. Leanne Meyer-Smith with Wight & Company asked if the Board could share with them what the drainage problem is. The Board stated they would forward resident e-mails and concerns to Wight & Company.

Mayor Brandt suggested that in the next few weeks if there is a major drainage event, staff go to the site and take pictures to try and capture the issues on the site. Community & Economic Development Director McNellis noted staff would investigate the drainage issues further.

Ms. Meyer-Smith asked if the two situations could be separated due to time constraints of the school addition opening in the fall for the start of school. Trustee Servi stated the Board is not asking them to fix the issue at this time but to take a look at it and determine if it can be corrected as part of the project. Mayor Brandt stated staff will get involved to help investigate the current drainage issues.

Mr. Gassen provided additional information related to the proposed Laura B. Sprague School project regarding landscaping, roof plan, elevations, and sun study.

Trustee McDonough asked how the times of the sun study were determined. Mr. Gassen noted they worked backwards starting with the winter solstice and taking it back a few months to determine at what point they would reach a period where there is no issue. Trustee McDonough asked if two stories of glass were not high enough to reflect the sun back to the residents. Mr. Gassen noted the sun reflection would not be a factor until the later parts of the year. The intention was for the sun to go into the classroom, and the glass only has a 12% reflectivity on it.

Trustee Hancock asked what consideration was given to the community when figuring the aesthetics of the glass wall noting it varies dramatically from what is in the current building design. Mr. Gassen noted they tried borrowing all the horizontals from what the current building, and at the same time make the proposed addition unique. A brief conversation regarding the glass elevation and the look of the school followed. Mayor Brandt asked if there were other variations to the elevations. Mr. Gassen explained the design process and how this elevation came to be.

Mr. Scott Warren, School Superintendent for District 103 noted the design is something they chose with children in mind especially since the proposed addition will be for the younger children. Mr. Warren noted the desire was to have low windows for the young children to look outside. Ms. Meyer-Smith provided additional information regarding the design of the addition and passed around samples of the glass.

Trustee Grujanac noted residents have concerns about playground noise increasing due to the design and surface of the proposed addition. Trustee Grujanac asked if there was any way for the sound to be absorbed. Ms. Meyer-Smith noted the new addition will not increase or add to the current playground noise. Trustee Servi noted his opinion was the addition would add noise, and he was not in agreement with the statement made by Ms. Meyer-Smith. Trustee Feldman suggested putting in additional trees for sound barrier. A brief conversation followed regarding planting trees as a result of the proposed addition.

Mayor Brandt asked if the Board had any feedback as a result of viewing samples of the glass. Trustees Grujanac and Leider noted they were in favor of the glass design. Trustee Servi noted he would not be in favor of holding up the project as a result of the glass design.

Mr. Gary Gordon, Board President of School District 103, provided context and background relative to the proposed addition. Mr. Gordon noted school population is trending upward but not at historic high levels. Changes in education have driven this addition such as population growth, educational changes, alignment of grade level, and choices the school has made as a response to the students in the school.



Mr. Gordon described neighbor issues that surfaced as a result of going through the process with the advisory Boards for the addition. A community meeting was held to try and address some of the concerns, and Mr. Gordon explained specifics on how they are addressing the neighborhood issues. Mr. Gordon noted they will take a look at the drainage issues raised by the Board.

Trustee McDonough thanked Mr. Gordon for his statement and stated he is happy to try to help to resolve any of the issues in order to keep the neighbors happy.

Mayor Brandt invited residents up to speak at this time.

Mr. Derek Gilna, resident of 19 Kings Cross, noted he sent an e-mail to the Board highlighting his concerns. Mr. Gilna stated he has lived in the Village and by the school for 30 years, and every few years there is a change at the school which impacts the surrounding neighborhood. Mr. Gilna asked if anyone has consulted the Village Ordinance regarding 40% impervious surface when reviewing the proposed request. Mr. Gilna noted no engineering studies have been done on the site. Community & Economic Development Director McNellis stated preliminary engineering has been completed.

Mr. Gilna noted the neighbors biggest concern is the existing problems on the site due to the size of the existing building being bigger than what the Village allows. Community & Economic Development Director McNellis informed Mr. Gilna impervious surface regulations came into being sometime in the last 10 years and all impervious surface at the Laura B. Sprague school pre-dates this impervious surface regulation. The impervious surface regulation was primarily intended for houses. The addition would only increase impervious surface by .400 of an acre or approximately 46 ½ % to 47%. Mayor Brandt asked Community & Economic Development Director McNellis to provide the communication to the residents confirming preliminary engineering has been completed at this site.

Mayor Brandt asked Community & Economic Development Director McNellis to clarify the process of the project if the Board approves the addition and the Special Use goes on the Agenda in two weeks. Community & Economic Development Director McNellis stated final engineering would need to be done which the Village would review and Lake County Storm Water Management would have to sign off on, and then the Village would issue a site work permit for the site work. Community & Economic Development Director McNellis informed Mr. Gilna, the Village does not get involved in the building itself; when preliminary engineering and storm water review is done, the County reviews the project to see if the concept would work.

Mr. Gilna stated unlike Half Day School there are serious issues affecting residents in the area and asked the Board to keep the human element in mind when approving this addition. Mr. Gilna suggested Sprague School look for a new building or location.

Mr. Tom Caldwell, resident of 12 Buckingham Place noted concern with construction hours not being abided by and stated this was an issue with past construction projects at the school. Mayor Brandt suggested Mr. Caldwell call the Village and Police Department if this happens. Mr. Caldwell asked if there is any padding in the construction schedule so as not to allow construction to take place seven days a week. Mr. Gordon stated a letter went out to District 103, informing them of the start of school being pushed back two weeks to allow for extra time in the construction schedule.

Mr. Caldwell asked for the time frame of the project. Ms. Meyer-Smith stated the project is estimated to go from the beginning of April until September to allow the children to be in the classrooms for the start of school. Trustee Hancock asked if there is a plan if the project is not completed when school opens. Ms. Meyer-Smith noted the plan calls for alternate ideas if construction is delayed; Laura B. Sprague is not taking on additional children, and it could open the way it is while construction is finalized. The addition is to open up the school and allow for additional classroom space.

Mr. Warren stated he is in receipt of the contractors proposed schedule, and the project is due to be completed on August 26<sup>th</sup>, with school opening September 6<sup>th</sup>. Mayor Brandt asked if the contractor was the same contractor who worked on Stevenson High School. Mr. Warren confirmed it was the same contractor. Mayor Brandt noted her opinion to the Board that the contractor hired was extremely organized and the Stevenson plan finished ahead of schedule.

Trustee Hancock stated that since there is such a tight window, his opinion is that the petitioner should have presented this with multiple options on aesthetics and architectural plans given some concerns expressed. Trustee Hancock noted his suggestions are for the current drainage issue on the south side of the property be investigated, obtaining a better rendering of what the landscaping actually looks like, adding landscaping on the north side of the addition, and for the petitioner to provide something other than a sketch for the window elevation of the building. Mayor Brandt noted most development projects submit various architecture options and would be open to review other options for the window elevation. A brief conversation regarding architectural options, landscaping options and drawings the Board would like to review prior to the next Board meeting followed.

Trustee Servi thanked District 103 Board for meeting with the residents since initially there was some concern between the school and the neighbors regarding communication. Trustee Servi suggested the

school codify some of the things promised to the neighbors such as deliveries in the special use approval. A brief conversation took place regarding changing the original request to include specifics on delivery times. The school is working with companies to do everything they can to minimize the impact of the neighbors. It was the consensus of the Board not to include additional specifics related to delivery times.

Trustee Servi noted concern regarding the lights and suggested putting language into the special use ordinance language to clarify the times the lights are turned off at the school. Trustee McDonough agreed with Trustee Servi to include turn off time for lights in the PUD language. Mr. Warren noted there are special events that they would need to leave the lights on longer than normal. Mr. Warren suggested some lights be left on to prevent vandalism and some lights be on a motion sensor to detect when cars come into the parking lot. Mayor Brandt asked Village Attorney Simon to draft some language relative to the lights. Mr. Gordon stated the school is happy to work with the Village regarding the lights but reminded the Board that Lincolnshire Sports Association and other organizations use the school at night and suggested doing something based around photometric requirements as opposed to hour specific.

Trustee Servi noted a correction on the plat; street name Cornell is listed as Cedar.

Trustee Servi noted traffic came up as a concern and suggested a trigger be put in place such as increase in capacity at the school would mandate a traffic study review. Village Attorney Simon noted concern; if you start placing restriction on the number of students, you start to infringe on the manner the school operates. Mayor Brandt asked what could trigger a traffic study to future school projects. Village Attorney Simon noted any future addition would need to come back for special use approval. Trustee McDonough asked what they would do if a traffic study came back stating the traffic is worse. Trustee Servi stated one of the concerns was the buses stacked in the roads, and if there is more capacity, there will be even more buses stacked in the road. Trustee Feldman asked if there would be a shared bus service with other schools. Mr. Warren noted they have their own buses currently and did not see an impact of buses coming to the school. Trustee Hancock suggested considering a traffic study in a future addition and the Board was in agreement with this suggestion.

Trustee Servi suggested putting something in the approval that if such time the school needs to reconstruct the parking lot consider an alternative to drainage in order to address residents' concerns regarding increased impervious surface. A brief conversation took place regarding drainage and putting this type of stipulation into the language of the approval ordinance. It was the consensus of the Board to keep this language out of the approval since this would be a part of the process if the parking lot is reconstructed.

Trustee Servi asked what type of screening would be used for the dumpster on the south side. Mr. Warren assured the Board; the material used would be attractive and screen the dumpsters appropriately.

It was the consensus of the Board to place this item on the Regular Village Board under items of general business for discussion and in order for the petitioner to address Board concerns.

**3.16 Continued Preliminary evaluation of a Major Amendment to Ordinance No. 97-1498-22 (amending the CityPark Master Planned Unit Development and approving Regal Cinema) to permit a multi-family development and Regal Cinema renovation in the CityPark development at the southwest corner of Milwaukee Avenue and Aptakisic Road (ECD Company)**

Community & Economic Development Director McNellis provided an update to the request for a Major Amendment to permit a multi-family development and Regal Cinema renovation in the CityPark development. Community & Economic Development Director McNellis noted this is a preliminary evaluation of the proposal and from here it would go to the Architectural Review Board (ARB) for design review, and then come back to the Village Board to hold a Public Hearing on the amendment to the PUD.

Mr. Scott Greenberg, President of ECD Company introduced Mr. Mark Kurensky and Mr. Mark Hopkins, Lead Principals at HKM Architects; Mr. Jonathan Perman, Managing Director of the Perman Group; Ms. Meghan Czechowski, Senior Director of Cushman & Wakefield; Mr. Bill Woodward, PE from Kenig, Lindgren, O'Hara, Aboona.

Mr. Greenberg provided an overview of what would be presented to the Board as a result of the January 11, 2016 Committee of the Whole meeting.

Mr. Mark Hopkins provided a presentation highlighting added details for the proposed project from the January 11, 2016 Committee of the Whole meeting.

Trustee Hancock asked if they would be highlighting what the efficiency floor plans looked like. Mr. Hopkins noted there are quite a few configurations they could provide for viewing which were not included in the presentation.

Mr. Hopkins continued his presentation with elevations and materials.

Mr. Perman provided an overview of the economic impact of the proposed project.

Trustee Hancock asked if the water fee represented a pass through between residential versus commercial. Village Manager Burke noted

the number in the presentation for water represented connection fees collected.

Village Attorney Simon noted the presentation stated the impact nets out the additional students for the schools but the analysis for the Village impact doesn't evaluate any extra costs resulting from 300 new apartments and recommended they provide a net study showing costs and revenue when presenting for the Public Hearing. Mr. Perman noted an analysis was provided in the original report taking into account public costs of adding 500 new residents. Mr. Perman noted a more definitive figure would be provided at the Public Hearing.

Trustee Hancock asked what multiplier was used behind the economic impact associated with the other retail institutions when figuring keeping the Regal Cinema or losing it on the revenue side. Mr. Perman stated they looked at Lincolnshire Commons and CityPark as the two main retail entities impacted by the presence of Regal Cinema and looking at staffs numbers and numbers they assigned as half of the Village's retail sales tax revenue from these two developments. An estimate was then made based on interviews conducted with employees and patrons of the two facilities. Trustee Hancock asked if there was any assumption for incremental revenues generated by the 500 residents. Mr. Perman confirmed the assumptions included revenues generated by the 500 residents.

Mr. Greenberg provided market study highlights as a result of questions from the January 11, 2016 Committee of the Whole meeting. Mr. Greenberg noted the project would be completed in phases to avoid many empty units.

Mayor Brandt asked how many units were in the main building which also housed the amenities. Mr. Greenberg noted the main building is proposed to have 179 units. Mayor Brandt asked how long it would take to build the first building. Mr. Greenberg noted the approximate time frame for the completion of the first building would be September 2017. A brief conversation took place regarding phasing and time-frame.

Trustee Feldman asked if rental prices were taken into account when performing the market study. Ms. Czechowski confirmed rental prices were taken into account when performing the market study. A brief conversation regarding rental charges followed.

Trustee Grujanac noted concern for how this could affect the school districts. Mayor Brandt asked if there was a FAR they could restrict on apartments. Village Manager Burke stated there is an occupancy code per square footage or minimum square footage per person that could govern occupancy in the units. A brief conversation regarding the possible impact on the schools from the proposed project followed. Mr. Greenberg stated they have met with the schools regarding possible impact and the schools are in agreement with the projections.

Trustee Hancock asked if they had proxies for this type of development elsewhere in the suburbs, in a similar community and school. Ms. Czechowski noted Tapestry Glenview is similar.

Mayor Brandt noted the time was 10:30 p.m. and would need approval from the Board to continue the meeting. It was the consensus of the Board to continue the meeting after 10:30 p.m.

Trustee Servi noted his opinion was there is a need for this type of housing option but has concerns with the amount of units. Trustee Hancock asked Trustee Servi for specifics regarding his concern. Trustee Servi stated he had concern for the schools and noted he would like to see more green space and less building. Trustee Servi noted he did not see a need for any three bedrooms for the projected target. Ms. Czechowski stated the three bedrooms are typically filled by families looking to build or for divorcees'.

Village Attorney Simon noted at the past meeting a percentage of the units was projected for corporate rentals and asked if this was consistent with what the Market Study showed. Ms. Czechowski noted the Market Study showed the corporate rentals being at approximately 5% – 10% which is consistent with the original projection.

Trustee McDonough asked how this would be zoned. Community & Economic Development Director McNellis noted it would remain a B2 PUD.

Trustee Hancock stated he would like to review the packet further regarding open space and amenities located in one building. Mr. Greenberg provided background to how the project units and density were developed. Trustee Hancock noted his opinion is he would like to understand the resource impact this would have drawing from the Village and the expense side of the project. Village Manager Burke noted the expenses would not be a part of the design review. Mr. Perman stated they could go back and give more of a marginal cost within a few days.

Trustee Servi asked if they are marketing to empty nesters. Mr. Greenberg stated they are marketing to millenials, empty nesters, divorcees, and corporate. Trustee Servi asked if they would be willing to put a stipulation on rentals and not allow any children under the age of 18. Due to housing laws, limiting age is only allowed for 55 and older, so this would not be an option.

Trustee McDonough asked about the zoning of B2 and stated he was not in favor of the proposed project in the Village. A brief conversation took place regarding zoning and the proposed project fitting into the Village.

There was a consensus of the Board to refer this to the Architectural Review Board for design review with Board comments regarding density.

3.2 Finance and Administration

**3.21 PUBLIC HEARING: Regarding an Ordinance Making Appropriations of Sums of Money for all Necessary Expenditures of the Village of Lincolnshire, Lake County, Illinois, for the Fiscal Year 2016 (Village of Lincolnshire)**

Mayor Brandt recessed the Committee of the whole meeting and opened the Public Hearing regarding an Ordinance Making Appropriations of Sums of Money for all Necessary Expenditures of the Village of Lincolnshire, Lake County, Illinois, for the Fiscal Year 2016.

Finance Director/Treasurer Peterson summarized the ordinance making appropriations of sums of money for all necessary expenditures of the Village of Lincolnshire which is brought before the Board in the first quarter of each fiscal year.

Mayor Brandt admitted the report submitted by Finance Director/Treasurer Peterson as Findings of Fact into the record.

Mayor Brandt adjourned the Public Hearing and reconvened the Committee of the Whole meeting at 10:55 p.m.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.3 Public Works

3.4 Public Safety

3.5 Parks and Recreation

3.6 Judiciary and Personnel

**4.0 UNFINISHED BUSINESS**

Trustee Feldman noted concern regarding coyotes on Northampton.

**5.0 NEW BUSINESS**

**6.0 EXECUTIVE SESSION**

**7.0 ADJOURNMENT**

Trustee Grujanac moved and Trustee Hancock seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 11:05 p.m.

Respectfully submitted,

**VILLAGE OF LINCOLNSHIRE**

Bradly J. Burke  
Deputy Village Clerk